081.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	774,300 / 774,300
					USE VALUE:	774,300 / 774,300
					ASSESSED:	774,300 / 774,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLIAMS FLORENCE M/LIFE EST
Owner 2:	
Owner 3:	
Street 1:	18 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WILLIAM BARRY E & -
Owner 2:	WILLIAM FLORENCE M -
Street 1:	18 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2012, having primarily Vinyl Exterior and 1504 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	363,900	3,000	407,400	774,300
Total Card	0.124	363,900	3,000	407,400	774,300
Total Parcel	0.124	363,900	3,000	407,400	774,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.83 /Parcel: 514.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 50143

GIS Ref

GIS Ref

Insp Date 09/18/18

!6554!

PREVIOUS ASSESSMENT

Parcel ID 081.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	363,900	3000	5,400.	407,400	774,300		Year end	12/23/2021
2021	101	FV	352,800	3000	5,400.	407,400	763,200		Year End Roll	12/10/2020
2020	101	FV	352,800	3000	5,400.	407,400	763,200	763,200	Year End Roll	12/18/2019
2019	101	FV	284,700	3000	5,400.	413,200	700,900	700,900	Year End Roll	1/3/2019
2018	101	FV	280,300	3000	5,400.	308,500	591,800	591,800	Year End Roll	12/20/2017
2017	101	FV	280,300	3000	5,400.	279,400	562,700	562,700	Year End Roll	1/3/2017
2016	101	FV	280,300	3000	5,400.	267,700	551,000	551,000	Year End	1/4/2016
2015	101	FV	275,400	3000	5,400.	227,000	505,400	505,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:06:22

LAST REV

Date	Time
09/27/18	13:57:53
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6554

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAM BARRY E	69881-534		9/5/2017	Convenience	1	No	No		BARRY E WILLIAMS D.O.D 4/19/17 BK69881 PG 539
	11885-417		9/3/1970		24,500	No	No		N

USER DEFINED

Prior Id # 1:	50143
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/12/2012	215	Manual	8,000					one furnace in bas
2/20/2012	72	Foundati	10,000					
1/12/2012	129	Manual	207,600					demo exsiting dwel
1/12/2012	52	Demoliti	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	Inspected	CC	Chris C
8/21/2018	MEAS&NOTICE	BS	Barbara S
5/30/2012	Meas/Inspect	JBS	JOHN S
12/2/2008	Meas/Inspect	372	PATRIOT
1/12/2000	Measured	264	PATRIOT
8/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA:	0.12397	Total SF/SM:	5400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	407,401	Spl Credit		Total:	407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	2012	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	4.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34813833
Const Adj.:	0.99841499
Adj $ / SQ:	174.980
Other Features:	75528
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380275
Depreciation:	16352
Depreciated Total:	363923

COMMENTS

OF=SINK IN BMT. other on depreciation = Fire damage 4/8/2011.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

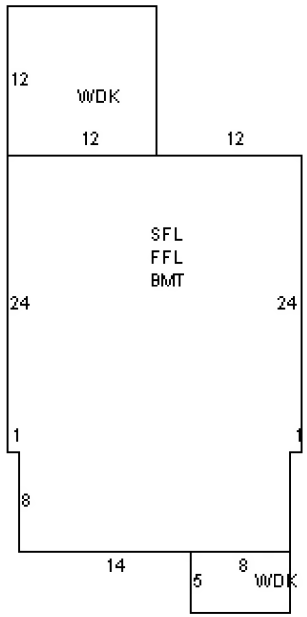
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.98
Special Features:	0	Val/Su Net:	149.14
Final Total:	363900	Val/Su SzAd	241.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	752	52.490	39,476
FFL	First Floor	752	174.980	131,585
SFL	Second Floor	752	174.980	131,585
WDK	Deck	184	11.420	2,101

Net Sketched Area:	2,440			Total:	304,747
Size Ad	1504	Gross Area	2440	FinArea	1504

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 081.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	FR	1930	25.42	T	50	101			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000